

METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

June 26, 2007

1:00 pm

Nashville Main Public Library
Auditorium
615 Church Street

I. NEW BUSINESS:

Public Hearing:

- a. Designation of the expansion of the Eastwood Neighborhood Conservation District
Council District: 6, Michael Jameson, Councilperson
- b. Designation of the Richland-West End Addition Neighborhood Conservation District
Council District: 24, John Summers, Councilperson

I. OLD BUSINESS:

NONE

OTHER BUSINESS:

- a. Administrative report

Metropolitan Historical Commission does not discriminate on the basis of age, race, sex, color, national origin, religion, or disability in admission to, access to, or operations of its programs, services, or activities. The Metropolitan Historical Commission does not discriminate in its hiring or employment practices. The following person has been designated to handle questions, concerns, complaints, requests for accommodation, or requests for additional information regarding the Americans with Disabilities Act: Terri Johnson, 3000 Granny White Pike, Nashville, TN 37204 Phone: (615) 862-7970, Fax: (615) 862-7974. The following person has been designated as the Metro Title VI Coordinator to handle questions, concerns, complaints, or requests for additional information regarding Title VI of The Civil Rights Act: Michelle Lane, Department of Finance, 222 3rd Avenue North, Suite 650, Nashville, TN 37201, Phone: (615) 862-6170, Fax: (615) 862-6175. Inquiries concerning non-discrimination policies other than ADA and Title VI compliance should be forwarded to: Veronica Frazier, Department of Human Resources, 222 Third Avenue, Suite 200, Nashville TN, 37201, Phone: (615) 862-6640.

June 26, 2007

STAFF RECOMMENDATION

Designation of proposed expansion of the
Eastwood Neighborhood Conservation Zoning District

APPLICANT: District 6 Councilperson Michael Jameson

APPLICATION: To make a recommendation to the Metro Council and the Metro Planning Commission that the proposed expansion of the Eastwood Neighborhood Conservation Zoning District meets the criteria of Metro Code 17.36.120 (a historically significant geographical area)- **(SEE STAFF COMMENTS)**
And
To adopt design guidelines for the proposed district

APPLICABLE STANDARDS:

- Zoning Regulations for Nashville & Davidson County
- MHZC Rules of Order and Procedure.

APPLICATION HISTORY:

An area of the neighborhood consisting of 113 parcels was designated as a Neighborhood Conservation District in May of 2004. Since that time the neighborhood association has continued to educate neighbors on conservation zoning. Staff attended three meetings at the neighborhood's request in the last 12 months to answer questions about the conservation zoning.

Legislation has been filed by the Councilperson to extend the overlay by approximately 415 parcels. Attached is a map that shows the current conservation overlay and the proposed expansion area hatched.

The legislation has been filed and will be considered according to the following schedule:

June 26-1:00pm-Metro Historic Zoning Commission Public Hearing at Main Library Downtown
June 28-4:00 pm-Metro Planning Commission Public Hearing at Murfreesboro Road Office Complex
July 3-7:00 pm-Metro Council Public Hearing at Metro Courthouse
July 17-7:00 pm-Metro Council **Possible** 3rd and final reading at Metro Courthouse

Additionally, the neighborhood association has gone door to door getting property owners to sign petitions either in favor or against the proposed CZD.

HISTORY AND SIGNIFICANCE:

Residential development in Eastwood occurred later than in Edgefield, East End and Lockeland Springs. Dr. Benjamin F. Weakley built the first known house in the neighborhood in 1849 on his 100 acre estate. The home was located on what is now Sumner Avenue near South 14th Street. The surrounding acreage gradually gave way to building lots. The house itself was sold after the death of the last owner, Miss Mary E. Weakley, and replaced with four houses in 1935.

The oldest existing house in the neighborhood is the Robert Weakley Brown residence located at Greenwood and Chapel Avenues. Built in the 1850s, the house sits on land previously owned by R. W. Brown's grandfather, Colonel Robert Weakley. Colonel Weakley was a prominent early land surveyor from Virginia, who owned an estate of 615 acres by 1800. A good friend and hunting partner of James

MHZC meeting

June 26, 2007

Eastwood NCZD expansion, page 2

Robertson, Colonel Weakley also served as a Congressman. His property sat adjacent to his brother Samuel's estate, which included 500 acres and a two-story brick house named Fairfax. Built in the 1820s it still stands at 415 Rosebank Avenue.

By 1890 electric streetcar lines linked East Nashville to the central business district across the river. This was coupled with additional access through the construction of bridges across the Cumberland River on Woodland Street (1886) and Sparkman (Shelby) Street (1909). Prior to this time, only the wealthy could afford to live in the country and make the daily commute from their estates to downtown. Streetcars gave the large middle class the opportunity to buy their own house-in-the-country on a quarter acre lot, away from the smoke and congestion of the city.

Eastwood is characterized by local variations on the architectural styles popular throughout the country between 1890 and 1940. The earliest houses illustrate Queen Anne characteristics and Classical Revival details. As development progressed north and northeast, Bungalows, craftsman styled cottages and romantic English Cottages completed the development of the neighborhood.

In 1999, the Historic Zoning Commission staff reviewed the neighborhood's historic status and found the district eligible for listing in the National Register of Historic Places for its significance as an early twentieth century neighborhood and high concentration of historic structures.

COMMENTS:

The MHZC must base its recommendation to the Metro Planning Commission and the Metro Council on the following criteria:

Is the proposed district historically significant based upon the standards in the ordinance?

There are approximately 415 parcels included in the expansion. Approximately 74 percent of the proposed parcels with structures are deemed historic (built prior to 1945) with the majority of the structures being built from 1900s to 1940. 1 percent of the total parcels are vacant.

The MHZC must base its adoption of design guidelines on the following criteria:

Are the proposed District's Design Guidelines in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties?

Yes. The proposed guidelines are those adopted by the MHZC in May of 2004 for the Eastwood Neighborhood Conservation District and are based upon the Secretary of the Interior's Standards.

The MHZC has two charges before them, to approve design guidelines for the proposed Conservation Zoning district expansion and to make a recommendation to Metro Planning Commission and Metro Council concerning the appropriateness of the designation in accordance with the Zoning Regulations of Nashville and Davidson County (Chapter 17-36 and 17-40).

June 26, 2007

STAFF RECOMMENDATION

Designation of the Richland-West End Addition Neighborhood Conservation Zoning District

APPLICANT: District 24 Councilperson John Summers

APPLICATION: To make a recommendation to the Metro Council and the Metro Planning Commission that the proposed Richland-West End Addition Neighborhood Conservation Zoning District meets the criteria of Metro Code 17.36.120 (a historically significant geographical area)- **(SEE STAFF COMMENTS)**
And
To adopt design guidelines for the proposed district

APPLICABLE STANDARDS:

- Zoning Regulations for Nashville & Davidson County
- MHZC Rules of Order and Procedure.

APPLICATION HISTORY:

Neighbors first began working with staff in 2005 to discuss the possibility designating a new conservation district. In March of this year neighbors decided move forward and began a petition drive at the request of their Councilperson, John Summers.

Legislation has been filed by the Councilperson to designate the area composed of approximately 46 parcels as an overlay. Attached is a map that shows the proposed district.

The legislation has been filed and will be considered according to the following schedule:

June 26-1:00pm-Metro Historic Zoning Commission Public Hearing at Main Library Downtown

June 28-4:00 pm-Metro Planning Commission Public Hearing at Murfreesboro Road Office Complex

July 3-7:00 pm-Metro Council Public Hearing at Metro Courthouse

July 17-7:00 pm-Metro Council **Possible** 3rd and final reading at Metro Courthouse

HISTORY AND SIGNIFICANCE:

As Nashville's population continued to grow in the late-nineteenth century, residents longed to escape the crowded nature of the city's core. Suburbs began to develop on the outskirts of town as trolley lines extended to cater to this new movement away from the city center. One such development was West End Park, which "offered a stylish suburban plan with large blocks and curving streets conforming to the hill."

A trust established by the West End Land Company in 1893 donated "lawns, roadways, strips of land, and ornamental spots of ground" to be enjoyed by residents of the new development. Colonel Joseph H. Acklen led the development of West End Park, building a limestone and brick Victorian-era mansion on top of a hill in the center of the Park. Large homesteads were originally constructed in the Park but difficult economic times forced developers to reevaluate lot sizes, resulting in a revised map of West End Park in 1912 that subdivided the large tracts.

The Richland-West End Addition suffered the most isolation in the revised plan as the construction of the Tennessee Central Railroad bisected West End Park's east and west sides. This undoubtedly caused the

**MHZC meeting
June 26, 2007
Richland-West End Addition NCZD, page 2**

west portion of West End Park to develop last, as most of the houses were constructed from the 1920s to 1930s following the completion of the Richland-West End neighborhood. Even so, the Richland-West End Addition continued the West End Park feel, keeping a sliver of tree-dotted land between the neighborhood and Murphy Road.

An even larger schism occurred in the 1980s with the construction of I-440. This resulted in the demolition of 20 houses abutting the Richland-West End Addition and further isolated the district from its auspicious beginnings.

What remains is a collection of early twentieth century domestic architecture and the free flowing streets of West End Park's original design. Although Craftsman bungalows dominate the neighborhood, the **Tudor revival** style also appears sporadically. Most of the houses contain modest details of their chosen style, with some utilizing brackets or arches to create a stylistic identity.

COMMENTS:

The MHZC must base its recommendation to the Metro Planning Commission and the Metro Council on the following criteria:

Is the proposed district historically significant based upon the standards in the ordinance?

There are approximately 46 parcels included in the proposed district. Approximately 74 percent of the proposed parcels with structures are deemed historic (built prior to 1942) with the majority of the structures being built from 1910s to 1940s. 1 percent of the total parcels are vacant.

The MHZC must base its adoption of design guidelines on the following criteria:

Are the proposed District's Design Guidelines in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties?

Yes. The proposed guidelines are those adopted by the MHZC in 1995 for the Richland-West End Neighborhood Conservation District and are based upon the Secretary of the Interior's Standards.

The MHZC has two charges before them, to approve design guidelines for the proposed Conservation Zoning district expansion and to make a recommendation to Metro Planning Commission and Metro Council concerning the appropriateness of the designation in accordance with the Zoning Regulations of Nashville and Davidson County (Chapter 17-36 and 17-40).